

FINAL SUBDIVISION PLAT:
HYMEADOW SECTION THREE, PHASE ONE
HAYS COUNTY, TEXAS

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983 (NAD83), SOUTH CENTRAL
ZONE, BASED ON GPS SOLUTIONS FROM THE
NATIONAL GEODETIC SURVEY (NGS) ON-LINE
POSITIONING USER SERVICE (OPUS) FOR
CHAPARRAL CONTROL POINT "P941".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 13885328.23
E 2332261.23

TEXAS STATE PLANE COORDINATES:
N 13883523.37
E 2331958.07

ELEVATION = 672.80'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999870017
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000130
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 0°33'44"

LOT SIZE CHART	
SIZE(AC)	#
≥10	—
≥5 <10	—
≥2 <5	—
≥1 <2	—
<1	84

SURVEY ABSTRACT: WILLIAM HEMPHILL SURVEY, ABS. 221
SUBMITTAL DATE: 06/10/2019
TOTAL AREA OF THIS PLAT: 13.128 AC.
TOTAL NUMBER OF LOTS: 84
RESIDENTIAL: 81
OPEN SPACE: 2
WASTEWATER LOT: 1

LINEAR FEET OF NEW STREETS

PERIDOT PASS	1066
DELTA CREST	537
LIGHT TIMBER ROAD	660
TEMPEST TRAIL	553

CLAYTON PROPERTIES GROUP, INC.,
A TENNESSEE CORPORATION
d/b/a BROHN HOMES
90.264 ACRES
(19005818)

C.O.S.M.
GPS PT. 10
GRID N: 13,888,162.71
GRID E: 2,320,954.79
ELEV. 629.35'
NADV88

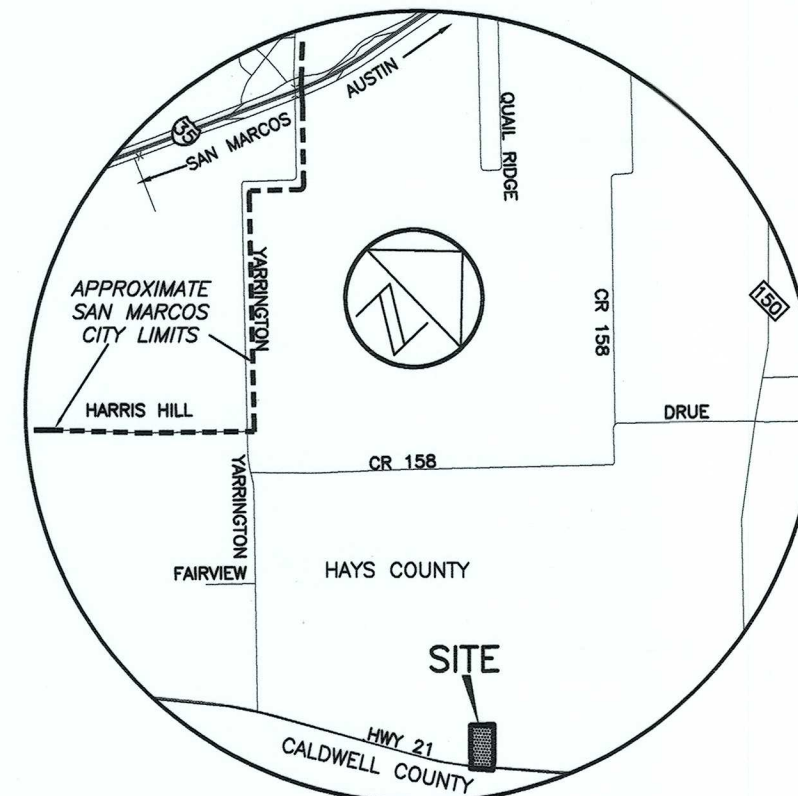
GRID COORDINATES:
N = 13885231.39
E = 2337509.44

ARROYO CAP II-1 LLC
38.795 ACRES
(20052471)

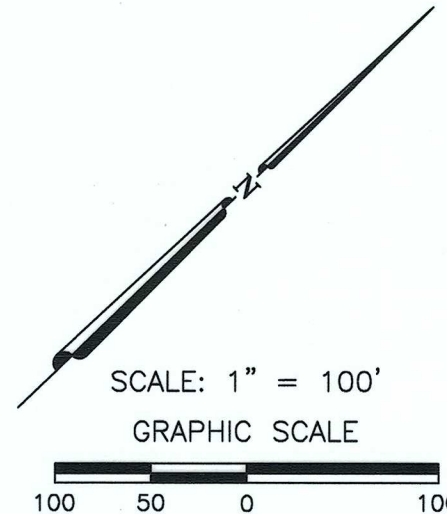
GRID COORDINATES:
N = 13886319.03
E = 2337176.38

K MARCOS
331.552 ACRES
18042121

ARROYO CAP II-1 LLC
38.795 ACRES
(20052471)



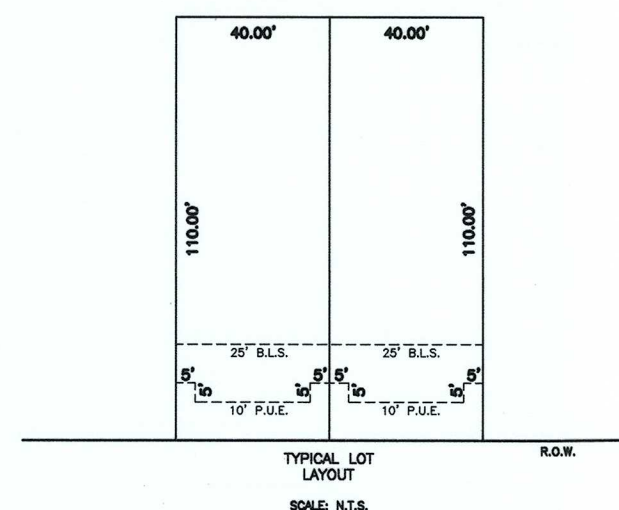
LOCATION MAP
NOT TO SCALE



LEGEND

- 1/2" REBAR WITH CAP FOUND AS NOTED
- CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- CONCRETE HIGHWAY MONUMENT FOUND
- SIDEWALK LOCATION
- P.U.E. PUBLIC UTILITY EASEMENT
- () RECORD INFORMATION

LASALLE HOLDINGS, LTD.
811.38 ACRES
(2909/684)



OWNER AND DEVELOPER:
ARROYO CAP II-1, LLC
18575 JAMBOREE RD. SUITE 300
IRVINE, CA. 92612

ENGINEER:
BINKLEY & BARFIELD, INC.
2401 DOUBLE CREEK DRIVE, SUITE 200
ROUND ROCK, TEXAS 78664
(512) 292-0006

SURVEYOR:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCall Lane
AUSTIN, TX 78744
(512) 443-1724

LEONARD GERMER
47.2 ACRES
(380/264)

COUNTY LINE WATER SUPPLY
1.0 ACRE
(179/246)

NANCY JO MEYERS
TRACT ONE:
CALLED 49.5 ACRES
EXHIBIT "A"
(2018-003228)

NANCY JO MEYERS
TRACT TWO:
CALLED 49.48 ACRES
EXHIBIT "C"
(2018-003228)

NANCY JO MEYERS
TRACT THREE:
CALLED 24 ACRES
EXHIBIT "D"
(2018-003228)

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1434-001
DRAWING NO.:
1434-001-PL S3P1.dwg
PLOT DATE:
4/07/2021
PLOT SCALE:
1" = 100'
DRAWN BY:
BDN, JB, RGH
SHEET
01 OF 03

FINAL SUBDIVISION PLAT:
HYMEADOW SECTION THREE, PHASE ONE
HAYS COUNTY, TEXAS

NOTES:

1. FIRE HYDRANT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
2. TYPICAL LOT SIZE 40'X110'
3. ALL ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH APPLICABLE HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 721, SUBCHAPTER 5.
4. POST-DEVELOPMENT CONDITIONS RUNOFF RATE SHALL BE NO GREATER THAN THE PRE-DEVELOPED CONDITION FOR 2, 5, 10, 25 AND 100 YEAR STORM EVENTS IN THE HEMPHILL CREEK WATERSHED, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 725. SUBCHAPTER 3.02. REFER TO THE FLOODPLAIN STUDY AND DETENTION ANALYSIS REPORTS BY BINKLEY & BARFIELD, INC. DATED DECEMBER 2019 FOR HYMEADOW PRE AND POST DEVELOPMENT FLOWS.
5. DRIVEWAYS SHALL COMPLY WITH CHAPTER 721 OF HAYS COUNTY DEVELOPMENT REGULATIONS, AND BE PERMITTED THROUGH THE TRANSPORTATION DEPARTMENT OF HAYS COUNTY UNDER CHAPTER 751.
6. ALL CULVERTS, WHEN REQUIRED SHALL COMPLY WITH CURRENT HAYS COUNTY STANDARDS, PER HAYS COUNTY DEVELOPMENT REGULATIONS, CHAPTER 705. SUBCHAPTER 8.03.
7. THE LOTS IN THIS SUBDIVISION WILL BE SERVICED BY GRAVITY WASTEWATER LINES WHICH FLOW INTO A LIFT STATION. THEN THE WASTEWATER WILL FLOW THROUGH A FORCE MAIN TO THE WASTEWATER TREATMENT PLANT ON THE SOUTH SIDE OF HEMPHILL CREEK.
8. THIS SUBDIVISION IS LOCATED WITHIN HAYS COUNTY ESD #5 AND HAYS CISD.
9. A 10 FOOT-WIDE PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO STREET RIGHTS-OF-WAY.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF SAN MARCOS STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: TEMPEST TRAIL, LIGHT TIMBER ROAD, PERIDOT PASS, DELTA CREST, AND STATE HIGHWAY 21. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. SIDEWALKS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
11. FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48209C0415F, DATED SEPTEMBER 02, 2005, FOR HAYS COUNTY, TEXAS AND INCORPORATED AREAS. NO SINGLE FAMILY LOTS ARE PROPOSED IN THE 100 YEAR STUDIED FLOODPLAIN.
12. THIS PROPERTY IS NOT LOCATED WITHIN THE CURRENTLY MAPPED EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONE OR THE SAN MARCOS RIVER CORRIDOR.
13. UTILITY INFORMATION:
WATER: MAXWELL W.S.C.
SEWER: AQUA TEXAS, INC.
ELECTRICITY: PEDERNALES ELECTRIC COOPERATIVE
14. THIS PROJECT IS LOCATED WITHIN THE CURRENT CITY OF SAN MARCOS ETJ.
15. LOTS 10, BLOCK A, AND 3, BLOCK B ARE OPEN SPACE LOTS. THESE LOTS TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION. THESE LOTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
16. ALL RESIDENTIAL LOTS IN THIS SUBDIVISION ARE SUBJECT TO 25 FOOT FRONT BUILDING SETBACK LINES.
17. THIS PLAT (AND LOTS THEREIN) ARE SUBJECT TO A PHASING AGREEMENT FOR HYMEADOW SUBDIVISION BETWEEN HAYS COUNTY, TEXAS, KYLE THREE PARTNERS, L.P., AND K MARCOS, LLC, APPROVED APRIL 24, 2018 BY HAYS COUNTY AND ANY AMENDMENTS THEREAFTER.
18. DRAINAGE FACILITIES FOR WATER QUALITY PURPOSES AND OPEN SPACE DRAINAGE WAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. PARKLAND DEVELOPMENT FEE ADDRESSED IN PICP PERMIT #2019-28603.
20. LOT 1, BLOCK F IS A WASTEWATER LOT AND HEREBY DEDICATED TO AQUA TEXAS FOR THE PURPOSE OF A WASTEWATER LIFT STATION.
21. THIS SUBDIVISION IS LOCATED WITHIN THE BARTON SPRINGS/EDWARDS AQUIFER GROUNDWATER CONSERVATION DISTRICT.

SINGLE FAMILY LOTS - AREA SUMMARY

BLOCK A:			BLOCK E:		
Lot	Acres	Sq. Ft.	Lot	Acres	Sq. Ft.
1	0.10	4460	1	0.17	7375
2	0.10	4401	2	0.10	4401
3	0.10	4401	3	0.10	4401
4	0.10	4401	4	0.10	4401
5	0.10	4401	5	0.10	4401
6	0.10	4401	6	0.10	4401
7	0.10	4401	7	0.10	4401
8	0.10	4401	8	0.10	4401
9	0.13	5671	9	0.10	4401
BLOCK B:			10	0.10	4401
Lot	Acres	Sq. Ft.	11	0.10	4401
1	0.13	5802	12	0.10	4401
2	0.10	4401	13	0.10	4401
BLOCK C:			14	0.10	4401
Lot	Acres	Sq. Ft.	15	0.12	5367
1	0.18	7962	BLOCK F:		
2	0.10	4430	Lot	Acres	Sq. Ft.
3	0.10	4430	2	0.11	4600
4	0.10	4430	3	0.11	4600
5	0.10	4429	4	0.11	4600
6	0.10	4429	5	0.11	4600
7	0.10	4429	6	0.11	4600
8	0.10	4429	7	0.11	4600
9	0.10	4429	8	0.11	4600
10	0.10	4429	9	0.13	5616
11	0.10	4428	BLOCK G:		
12	0.10	4428	Lot	Acres	Sq. Ft.
13	0.10	4428	1	0.12	5367
14	0.12	5401	2	0.10	4401
BLOCK D:			3	0.10	4401
Lot	Acres	Sq. Ft.	BLOCK H:		
1	0.13	5491	Lot	Acres	Sq. Ft.
2	0.10	4401	1	0.10	4401
3	0.10	4401	2	0.10	4401
4	0.10	4401	3	0.10	4401
5	0.10	4401	4	0.10	4401
6	0.10	4401	5	0.10	4401
7	0.10	4401	6	0.10	4401
8	0.10	4401	7	0.10	4401
9	0.10	4401	8	0.10	4401
10	0.10	4401	9	0.10	4401
11	0.10	4401	10	0.10	4401
12	0.10	4401	11	0.10	4401
13	0.10	4401	12	0.10	4401
14	0.10	4401	13	0.10	4401
15	0.11	4817	14	0.10	4401
16	0.12	5367	15	0.11	4817
17	0.10	4401	16	0.12	5367
18	0.10	4401	17	0.10	4401
19	0.10	4401	18	0.10	4401
20	0.10	4401	19	0.10	4401
21	0.10	4401	20	0.10	4401
22	0.10	4401	21	0.10	4401
23	0.10	4401	22	0.10	4401
24	0.10	4401	23	0.10	4401
25	0.10	4401	24	0.10	4401
26	0.10	4401	25	0.10	4401
27	0.10	4401	26	0.10	4401
28	0.10	4401	27	0.10	4401
29	0.10	4401	28	0.10	4401
30	0.13	5841	29	0.10	4401

OPEN SPACE LOTS - AREA SUMMARY


BLOCK A:			BLOCK B:		
Lot	Acres	Sq. Ft.	Lot	Acres	Sq. Ft.
10	0.46	20183	3	0.10	4474

WASTE WATER LOTS - AREA SUMMARY

BLOCK F:		
Lot	Acres	Sq. Ft.
1	0.14	5914

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N41°40'43"W	94.87'
L2	S48°24'09"W	17.03'
L3	N46°22'35"W	49.55'
L4	S43°37'25"W	0.51'
L5	N47°03'02"W	4.68'
L6	N46°04'59"W	15.00'
L7	S41°17'38"E	50.01'
L8	S48°24'09"W	7.65'
L9	S41°48'35"E	92.94'
L10	N48°24'09"E	71.47'
L11	N43°55'01"E	85.67'
L12	S48°24'09"W	67.01'
L13	S48°24'09"W	87.23'
L14	N43°55'01"E	85.01'
L15	S46°04'59"E	90.01'
L16	S46°04'59"E	105.01'
L17	N43°55'01"E	85.01'
L18	S48°16'11"W	86.08'
L19	S48°12'17"W	4.36'
L20	N47°03'02"W	55.30'
L21	N48°32'31"E	40.55'
L22	N43°55'01"E	110.01'
L23	N43°55'01"E	110.01'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD
C1	25.00'	85°30'52"	37.32'	S88°50'25"E	33.95'
C2	25.00'	94°29'08"	41.23'	N01°09'35"E	36.72'
C3	25.00'	90°00'00"	39.28'	N88°55'01"E	35.36'
C4	25.00'	94°29'08"	41.23'	S01°09'35"W	36.72'
C5	25.00'	85°30'52"	37.32'	S88°50'25"E	33.95'
C6	25.00'	90°00'00"	39.28'	S01°04'59"E	35.36'
C7	25.00'	90°00'00"	39.28'	S88°55'01"W	35.36'
C8	25.00'	94°29'08"	41.23'	N01°09'35"E	36.72'
C9	25.00'	85°30'52"	37.32'	N88°50'25"W	33.95'
C10	25.00'	90°00'00"	39.28'	N01°04'59"W	35.36'
C11	25.00'	89°58'38"	39.26'	S01°04'18"E	35.35'
C12	25.00'	90°01'35"	39.28'	N88°55'22"E	35.36'



Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1434-001

DRAWING NO.:
1434-001-PL S3P1.dwg

PLOT DATE:
4/07/2021

PLOT SCALE:
1" = 100'

DRAWN BY:
BDN, JB, RGH

SHEET
02 OF 03

FINAL SUBDIVISION PLAT:
HYMEADOW SECTION THREE, PHASE ONE
HAYS COUNTY, TEXAS

OWNER'S ACKNOWLEDGEMENT AND DEDICATION STATEMENT:

THAT ARROYO CAP II-1, LLC, ACTING BY AND THROUGH JEFFREY B. BROUELETTE, EXECUTIVE VICE PRESIDENT, AS OWNER OF 38.795 ACRES SITUATED IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, IN HAYS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 13.128 ACRES AS DESCRIBED IN THE ACCOMPANYING METES AND BOUNDS DESCRIPTION, AND HEREBY ADOPT THIS PLAT DESIGNATING THE TRACT AS FINAL SUBDIVISION PLAT:

HYMEADOW SECTION THREE, PHASE ONE,

AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE RIGHTS OF WAY, PUBLIC USE AREAS AND OTHER EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED; THAT NO BUILDINGS, FENCES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE SAID EASEMENTS, EXCEPT AS MAY BE PERMITTED BY THE SAID CITY; THAT SAID EASEMENTS MAY BE FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES SERVING THE PROPERTY, UNLESS AN EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, WITH ALL USES BEING SUBORDINATE TO THAT OF THE CITY OF SAN MARCOS'S; THAT THE SAID CITY AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS LOCATED WITHIN SAID EASEMENTS; AND THAT THE SAID CITY AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS TO AND EGRESS FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE; AND THAT THIS PLAT IS SUBJECT TO ALL OF THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS AND THE COUNTY OF HAYS, TEXAS.

WITNESS MY HAND THIS ____ DAY OF _____, 20____.

ARROYO CAP II-1, LLC,
a Delaware limited liability company

By: Arroyo Cap II, LLC
a Delaware limited liability company,
it's sole member

By: _____
Jeffrey B. Brouelette
Executive Vice President

STATE OF TEXAS:
COUNTY OF _____:

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON:

METES AND BOUNDS DESCRIPTION:

A DESCRIPTION OF 13.128 ACRES (APPROXIMATELY 571,859 SQ. FT.) OF LAND IN THE WILLIAM HEMPHILL SURVEY, ABSTRACT NO. 221, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT 38.795 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO ARROYO CAP II-1, LLC, DATED NOVEMBER 13, 2020, OF RECORD IN DOCUMENT NO. 20052471, OFFICIAL PUBLIC RECORDS, HAYS COUNTY, TEXAS (OPRHCT); SAID 13.128 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch rebar with Chaparral cap set on the northwesterly right-of-way line of State Highway 21 (right-of-way width varies), for the southeast corner of that certain 90.264 acre tract of land described in the Special Warranty Deed to Clayton Properties Group, Inc., a Tennessee corporation, doing business as Brohn Properties Group, Inc., of record in Document No. 19005818, OPRHCT, and being the south corner herein; and from point, a ½-inch rebar found at the most southerly corner of an 811.38 acre tract described in Volume 2909, Page 684 (OPRHCT), same being the most easterly corner of said 38.795 acre tract bears North 48° 12' 17" East, 1123.85 feet; and also from which point, a broken Texas Department of Transportation (TxDOT) Type I Concrete Highway Monument found for the easterly terminus of the curving north right-of-way line of said State Highway 21, at engineer's centerline station PT 290+59.4 bears South 48° 12' 17" West, 4.36 feet.

THENCE with the northeast line of said 90.264 acre tract and southwest line of said 38.795 acre tract, the following eight (8) courses and distances:

- 1)North 41°40'43" West, 94.87 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" found for angle point,
- 2)North 41°35'51" West, 159.92 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" found for angle point,
- 3)South 48°24'09" West, 17.03 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" found for angle point,
- 4)North 46°04'37" West, 599.55 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" found for angle point,
- 5)North 46°22'35" West, 49.55 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" found for angle point,
- 6)South 43°37'25" West, 0.51 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" found for angle point,
- 7)North 46°04'36" West, 110.32 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" found for angle point, and
- 8)North 47°03'02" West, 4.68 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" set for the northwest corner herein; and from which point, a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" found for angle point in said northeast line bears North 47° 03' 02" West, 55.30 feet.

THENCE departing the northeast line of said 90.264 acre tract and crossing said 38.795 acre tract, the following eight (8) courses and distances:

- 1)North 43°55'01" East, 381.54 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" set for angle point,
- 2)North 46°04'59" West, 15.00 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" set for angle point,
- 3)North 43°55'01" East, 172.02 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" set for the northeast reentrant corner of said 38.795 acre tract,
- 4)South 46°04'59" East, 822.46 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" set for angle point,
- 5)South 41°17'38" East, 50.01 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" set for angle point,
- 6)South 48°24'09" West, 7.65 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" set for angle point, and
- 7)South 41°35'51" East, 110.01 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" set for angle point, and
- 8)South 41°48'35" East, 92.94 feet to a ½-inch rebar with yellow plastic cap stamped "CHAPARRAL BOUNDARY" set on the northwest line of said State Highway 21, for the southeast corner herein.

THENCE South 48°12'17" West, with said northwest right-of-way line, 529.76 feet to the POINT OF BEGINNING, containing 13.128 acres of land.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), South Central Zone (4204), US Survey Feet; based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS) for Chaparral control point "P941".

STATE OF TEXAS:
COUNTY OF HAYS:

I, ELAINE H. CARDENAS, COUNTY CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D., 20____, AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS, IN INSTRUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, A.D., 20____.

ELAINE H. CARDENAS
COUNTY CLERK

HAYS COUNTY
CERTIFICATE OF APPROVAL:

I, THE UNDERSIGNED, INTERIM DIRECTOR OF THE HAYS COUNTY DEVELOPMENT SERVICES DEPARTMENT, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL HAYS COUNTY REQUIREMENTS AS STATED IN THE INTERLOCAL COOPERATION AGREEMENT BETWEEN HAYS COUNTY AND THE CITY OF SAN MARCOS FOR SUBDIVISION REGULATION WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN MARCOS.

MARCUS PACHECO, INTERIM DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

HAYS COUNTY WATER/ WASTEWATER NOTE:

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL WATER SUPPLY OR A STATE APPROVED COMMUNITY WATER SYSTEM. DUE TO DECLINING WATER SUPPLIES AND DIMINISHING WATER QUALITY, PROSPECTIVE PROPERTY OWNERS ARE CAUTIONED BY HAYS COUNTY TO QUESTION THE SELLER CONCERNING GROUND WATER AVAILABILITY. RAIN WATER COLLECTION IS ENCOURAGED AND IN SOME AREAS MAY OFFER THE BEST RENEWABLE WATER RESOURCE.

NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR TO AN ON-SITE WASTEWATER SYSTEM WHICH HAS BEEN APPROVED AND PERMITTED BY HAYS COUNTY DEVELOPMENT SERVICES. NO CONSTRUCTION OR OTHER DEVELOPMENT WITHIN THIS SUBDIVISION MAY BEGIN UNTIL ALL HAYS COUNTY DEVELOPMENT PERMIT REQUIREMENTS HAVE BEEN MET.

ERIC VAN GASSBEEK, R.S., C.F.M.
HAYS COUNTY FLOODPLAIN ADMINISTRATOR

MARCUS PACHECO, INTERIM DIRECTOR
HAYS COUNTY DEVELOPMENT SERVICES

SURVEYOR'S CERTIFICATION:

I, BRYAN D. NEWSOME, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND THE CORNER MONUMENTS SHOWN HEREON WILL BE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF SAN MARCOS.

Bryan D. Newsome 07 April 2021
BRYAN D. NEWSOME, R.P.L.S. NO. 5657
REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 McCALL LANE
AUSTIN, TX 78744
(512) 443-1724
TBPLS FIRM NO. 10124500



ENGINEER'S CERTIFICATION:

I, STEPHEN A. SHERRILL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

STEPHEN A. SHERRILL, P.E. NO. 60733
REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS
BINKLEY & BARFIELD, INC.
2401 DOUBLE CREEK DRIVE, SUITE 200
ROUND ROCK, TEXAS 78664
(512) 292-0006
TBPE FIRM REGISTRATION NO. F-257

CITY OF SAN MARCOS:
CERTIFICATE OF APPROVAL:

APPROVED AND AUTHORIZED TO BE RECORDED ON THE ____ DAY OF _____, 20____ BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS.

C.I.P. ENGINEERING

DATE

DIRECTOR PLANNING AND DEVELOPMENT SERVICES

DATE

RECORDING SECRETARY

DATE

CHAIRMAN
PLANNING AND ZONING COMMISSION

DATE

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1434-001
DRAWING NO.:
1434-001-PL S3P1.dwg
PLOT DATE:
4/07/2021
PLOT SCALE:
1" = 100'
DRAWN BY:
BDN, JB, RGH
SHEET
03 OF 03